PARTICULARS and *CONDITIONS of SALE*

OF

A Valuable Leaſehold Eſtate,

HELD UNDER

CORPUS CHRISTI COLLEGE, OXON. on Leaſe for 21 Years, renewable,

CONSISTING OF THE

MANORS of *Haresfield* and *Perrywood*,

WITH

The Quit Rents thereto belonging, and two Farms, &c.

OF

The Annual Value of One Hundred Forty-Three Pounds, One Shilling, and Two Pence,

Situate, lying, and being at SELLING, within four Miles of *Feverſham*, ſix of *Canterbury*, and eight from *Aſhford*, in the COUNTY of KENT,

The PROPERTY of the late

Mr. CALE, deceaſed.

WHICH WILL BE SOLD BY AUCTION,

(By Order of the EXECUTORS)

By Meſſ. Chriſtie and Anſell,

At their GREAT ROOM in PALL MALL,

On *THURSDAY*, *JANUARY* 15, 1784,

AT ONE O'CLOCK.

Johnson C. 81

	£.	s.	d.
THE Leaſehold Manor of *Haresfield*, to which ſundry Quit Rents are paid to the yearly Amount of	1	12	2
The Leaſehold Manor of *Perry-wood*, to which there are other Quit Rents paid to the Amount of	1	9	0
Total of Manor Rents	3	1	2
The two Leaſehold Farms now laid into one, called *Great* and *Little Haresfield*, in the Occupation of Meſſ. *Hogben*, on Leaſe, which will expire *Michaelmas* 1797, at the Rent of 140*l.* ſubject to the Tenant's paying all Exceſs of College Rent, over and above 25*l.* and likewiſe ſubject to his paying a yearly Quit Rent of 2*l.* 18*s.* 8*d.* which iſſues out of the Eſtate to the Manor of *Feverſham*	140	0	0
Farm and Manor Rents together	143	1	2

The Buildings conſiſt of two Farm Houſes, four Barns, two Stables, a Granary, and three Cart-lodges.

The Contents of the Land are as follow;

	A.	R.	P.
Great Selling Garn	3	0	29
Litlle Selling Garn	2	0	27
Upper Haresfield	28	2	11
The Fourteen Acres	14	3	8
Lower Haresfield	19	0	31
Great Haſtwood Field	21	1	28
Adjoining Little Haresfield	3	0	29
The Fourteen Acres	13	3	36
The Well-field	6	3	37
Brown Town	13	3	17
Daniel's Cloſe	15	2	22
Hutch Cloſe	16	0	4
Forge Meadow	1	2	8
Cloſe next Haſtwood	4	3	10
The Nine Acres	9	0	10
Next Mill Field	9	2	11
Sparling Field	3	0	7
Mill Field	7	3	14
Peak of the Mill-field	3	0	24
Five Acres next Rangewood	5	3	23
The other Five Acres	5	0	30
Little Capon Field	4	0	7
The Seventeen Acres	17	2	28
The Six Acres	7	1	5
Mountebank	6	1	14
Wood next the Eight Acres	0	2	22
Upper Downs	4	2	18
Lower Downs	5	1	37
The Grove	2	1	38
Hale Croft	5	1	4
The Ten Acres	10	3	8
The Eight Acres	9	0	8
Great Haresfield Homeſtal	2	1	28
Indico Field	6	2	31
Haſtwood	5	1	4
Rangewood	1	1	35
Rangewood Croft	3	2	39
Caponwood	4	0	26
Great Caponfield	6	1	24
The Four Acres	4	1	24
Perrywoods	3	1	4
	320	2	20

The Quality of the Land is very good, and the Situation with reſpect to Roads and Markets very advantageous.

This Eſtate is held under *Corpus Chriſti* College, *Oxon.* by a Leaſe of twenty-one Years, renewable every Seventh, which Term of twenty-one Years will be made full from Michaelmas, 1783. — Only 20 Years —

The other Out-goings are as follow;

	£.	s.	d.
The Land Tax at 4s. Aid	16	12	0
Quit Rents and Corn Rents paid by the Landlord to the College	25	0	0
	41	12	0

Other Out-goings paid at preſent by the Tenant.

	£.	s.	d.
The Quit Rent to the Manor of *Feverſham*	2	18	8
The Exceſs of College Rents over and above the 25l. before mentioned, about	17	0	0
	19	18	8

Who does the Repairs

The Land in the Leases

The last Fine

What was the Rent before the last Lease

Is the new Lease granted

How much necessary to be laid out in Repairs

143. 1. 2
41. 12. 0
£ 184 11 2
30. 0. 0
71. 9. 2
125
196
1. 12
197
21. Rep.
175

2d Prop. 30. 0 25 — 140
41. 12. 0
98. 8. 0
30
68. 0. 0
14. 0. 0
54. 8. 0
25
29 0
2 20 11 2
30 14 0 0

Say 30. 0. 0 yearly

CONDITIONS *of* SALE.

I. THE higheſt Bidder to be the Buyer ; and if any Diſpute ſhall ariſe between two or more Bidders, the Premiſes ſhall be immediately put up again, and re-ſold.

II. The Biddings to be Five Pounds advance.

III. The Purchaſer to pay down immediately into the Hands of Meſſ. CHRISTIE and ANSELL a Depoſit of 20 Pounds per Cent. in Part of the Purchaſe Money, and ſign an Agreement for Payment of the Remainder on or before Lady-Day next, at which Time the Purchaſe is to be compleated.

IV. That upon Payment of the Remainder of the Purchaſe Money, on or before the Time above-mentioned, the Vendors will aſſign the Premiſes at the Expence of the Purchaſer, free and clear of all Incumbrances up to ſaid Time, who having fulfilled on his Part, ſhall be put into Poſſeſſion of the Premiſes with a good Title to the ſame.

V. Upon Failure of complying with the above Conditions, the Money depoſited ſhall (at the Expi[ration] of the Time before limited) become forfeited to the Vendors, who ſhall then be at Liberty [to] ſell the ſaid Premiſes; and if on ſuch Re-ſale there ſhall be any Deficiency, the Purchaſer [at] Sale, neglecting to comply with theſe Conditions, ſhall make good ſuch Deficiency to the Ve[ndors] and all Expences that ſhall attend ſuch Re-ſale.

And whereas by Virtue of ſeveral Acts of Parliament made in the 17th, 19th, 20th, and 21ſt Years of the Reign of His Majeſty King George the Third, intitled Acts for granting to His Majeſty certain Duties on Licenſes to be taken out by all Perſons acting as Auctioneers, &c. &c. it is therein enacted, That all Eſtates, &c. ſold by Auction, ſhall be ſubject to the Payment of a certain Tax or Pound Rate of Three Pence in the Pound, &c. &c. on the whole Amount of the Purchaſe Money for ſaid Eſtate or Eſtates; and whereas by a further Clauſe in the ſaid Acts, the Auctioneer is empowered to demand, collect and receive the ſaid Taxes, from either the Vendor or the Purchaſer: the laſt Condition of this Sale, is, That the ſaid Duty of Three Pence in the Pound, together with 15 per Cent. on the Amount of ſaid Duty, ſhall be equally borne by the Vendor and Purchaſer; that is to ſay, one Moiety to be paid by the Vendor, and the other Moiety to be paid by the Purchaſer.

JOHN Bird Bodl. JOHNSON